



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	11/09/10	<b>AGENDA REQUEST NO:</b>	VI-A
<b>INITIATED BY:</b>	LISA KOCICH-MEYER, AICP, SENIOR PLANNER <i>LM</i>	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	LISA KOCICH-MEYER, AICP, SENIOR PLANNER	<b>ASSISTANT PLANNING DIRECTOR</b>	N/A
		<b>ADDITIONAL APPROVAL:</b>	N/A
<b>SUBJECT / PROCEEDING:</b>	REZONE APPROXIMATELY <b>58</b> ACRES LOCATED NORTHWEST OF THE INTERSECTION OF UNIVERSITY BOULEVARD AND NEW TERRITORY BOULEVARD IN TELFAIR FROM INTERIM R-1 TO PLANNED DEVELOPMENT (PD) DISTRICT CONSIDERATION AND ACTION		
<b>EXHIBITS:</b>	STAFF REPORT, VICINITY MAP, GENERAL PLAN, PROPOSED FINAL DEVELOPMENT PLAN, APPLICATION		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	N/A	<b>INTERIM PLANNING DIRECTOR:</b>	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
<b>RECOMMENDED ACTION</b>			
Recommendation of approval to City Council			
<b>EXECUTIVE SUMMARY</b>			
<p>This is a one-step permanent zoning process for approximately 58 acres of land located north of New Territory Boulevard, west of University Boulevard, and east and south of the Telfair main lake. The Telfair main lake borders the property on both the west and north sides. The proposed Planned Development (PD) District is for Telfair Central Residential and is a Final Development Plan. The property was annexed into the corporate limits of Sugar Land under Ordinance No. 1431 on July 1, 2004, with interim R-1 zoning applied to all of the Telfair property. The proposed PD zoning is in conformance with the revised General Plan for Telfair as approved by City Council in November 2009. The Telfair General Plan shows this area to be developed as a traditional residential neighborhood development.</p> <p>The Final Development Plan for the proposed PD district includes both residential uses and open/recreational/park spaces. The residential uses are similar to those permitted in the Standard Single-Family Residential (R-1) zoning district, which would be the default zoning district for items not addressed in the PD ordinance. The residential PD is currently proposed to be a mix of smaller lot sizes with reduced building setbacks, and the use of differing pedestrian and green/open space areas such as pedestrian mews. The</p>			

proposed PD is directly adjacent to and designed to be integrated with the Telfair Central Commercial PD to the south.

The Planning and Zoning Commission held a public hearing on October 28, 2010; fourteen (14) members of the public spoke at the hearing. Following the public hearing, the Commission held a discussion regarding the proposed Final Development Plan for Telfair Central Residential PD and requested staff provide information on several items which are included in the following report.

File No. 12655

Cc: Stan Winter, TBG, Inc; [stan.winter@tbg-inc.com](mailto:stan.winter@tbg-inc.com)

Tim White, Newland Communities, [twhite@newlandco.com](mailto:twhite@newlandco.com)

## EXHIBITS

### Staff Report:

### **PD PROPOSAL INFORMATION**

The proposed Planned Development (PD) District will contain a total of 57.086 acres. The district will be created through a one-step process, which will consist of a Final Development Plan to rezone the total acreage from interim-R-1 to PD.

The proposed Final Development Plan includes regulations which will apply to the all property within the district. The list of uses below is the list of allowed uses in the district:

- SIC 8811, Private Household Services,
- SIC 99, Dwellings – Single Family
- SIC 99, Parks, Recreational Facilities, Public or Private
- Residential Sales Office (temporary)

#### *Proposed Planned Development (PD):*

The Final Development Plan (attached), which will become the PD Ordinance, consists of several elements and exhibits including:

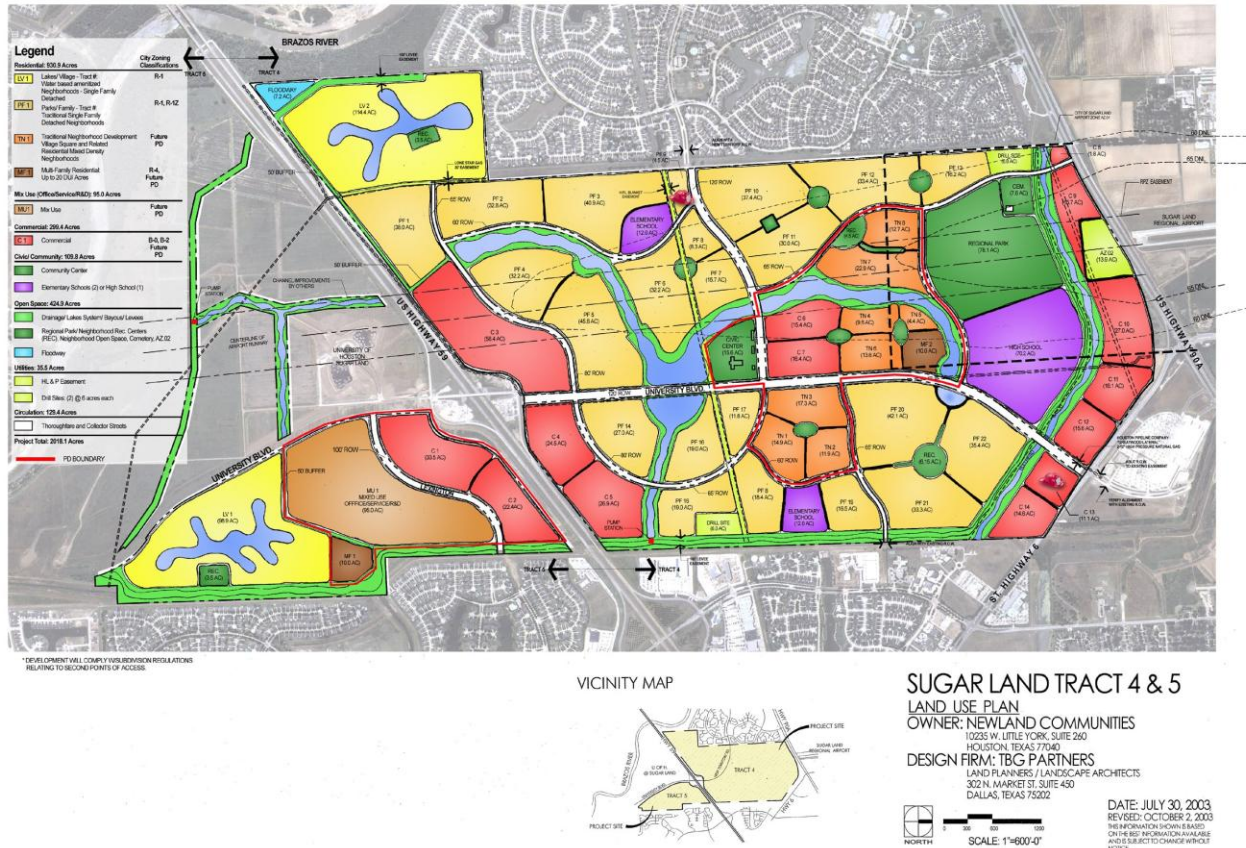
- Overall Site Layout Plan
- Lot Configuration Diagrams
- Front Setbacks Plan
- Street Hierarchy Plan
- Street, Alley, Firelane & Shared/Common Driveway Cross-sections
- Parking Plan
- Landscape, Open Space and Trails Plan
- Plant List

## **P&Z PUBLIC HEARING, DISCUSSION, AND DIRECTION**

The Planning and Zoning Commission held a public hearing on October 28, 2010; fourteen (14) members of the public spoke at the hearing. The speakers asked that the rezoning be delayed or denied pending resolution of school issues related to two proposed school sites in the Telfair development. Following the public hearing, the Commission held a discussion regarding the proposed Final Development Plan for Telfair Central Residential PD and requested staff provide information on several items when this request returns to the Commission for Consideration and Action. The items include 1) a summary of the Telfair General Plan amendments to date, 2) comparisons between the number of homes that could be built under R-1 regulations vs. the proposed number of lots for the site, 3) the acreage and additional details on the proposed Community Green site, 4) a review the cross-section of Street Type A to insure the lane widths are appropriate and 5) a plan view of the street cross-section for Street Type A and the main entrance.

## **1). Telfair General Plan and Amendments –**

**The original Telfair General Plan (GP) was approved by City Council on October 7, 2003 as shown below. The GP has been amendment four (4) times since the original approval. The summaries and dates of those amendments are outlined below. General Land use categories and corresponding acreage totals are provided for each change as well.**

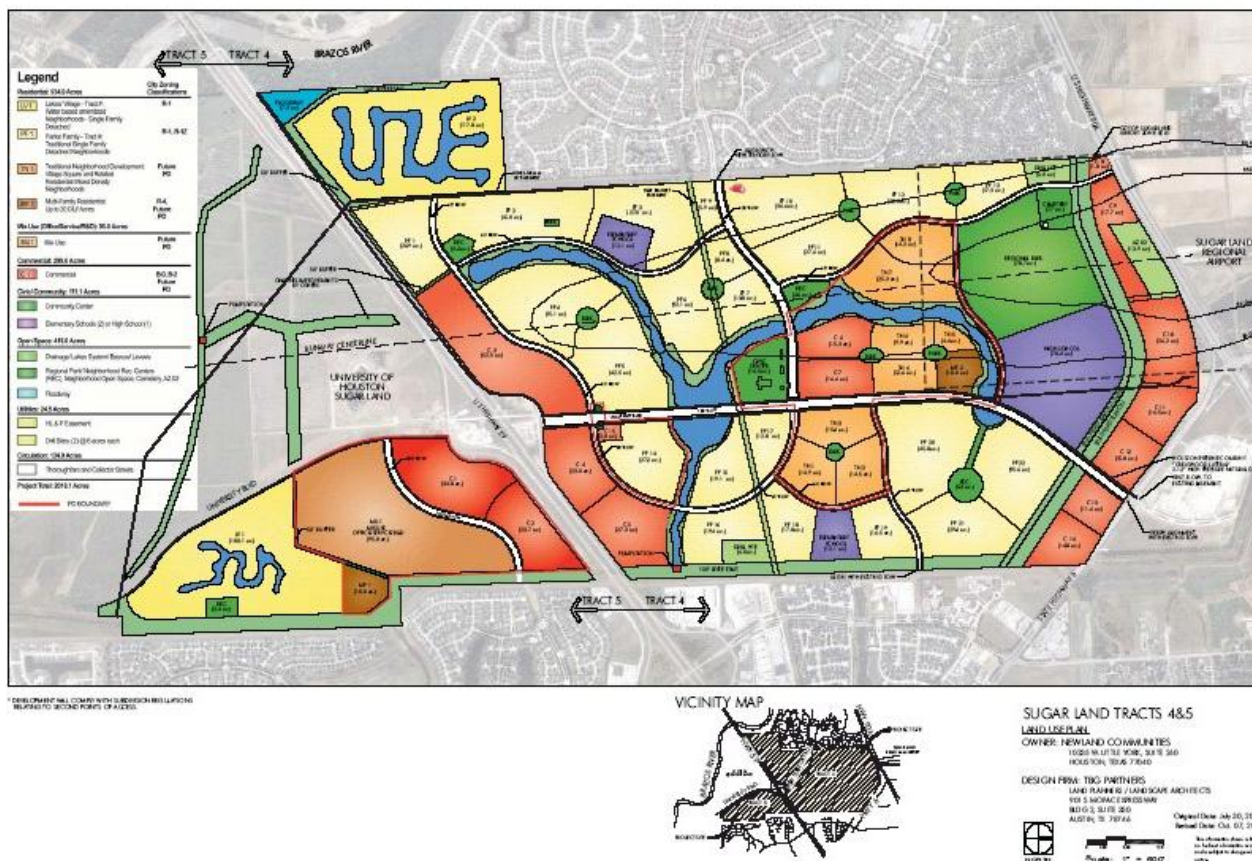


**The original Telfair GP established the general layout of streets and land uses within the development.**

Land Use (10/2003)	Acres
Residential	930.9
Mix Use (Office/Service/R&D)	95.0
Commercial	299.4
Civic/Community	109.8
Open Space	424.9
Utilities	35.5
Circulation	129.4
<b>Project Total</b>	<b>2,018.1</b>



**Telfair General Plan - Amendment No. 1: Approved December 7, 2004**

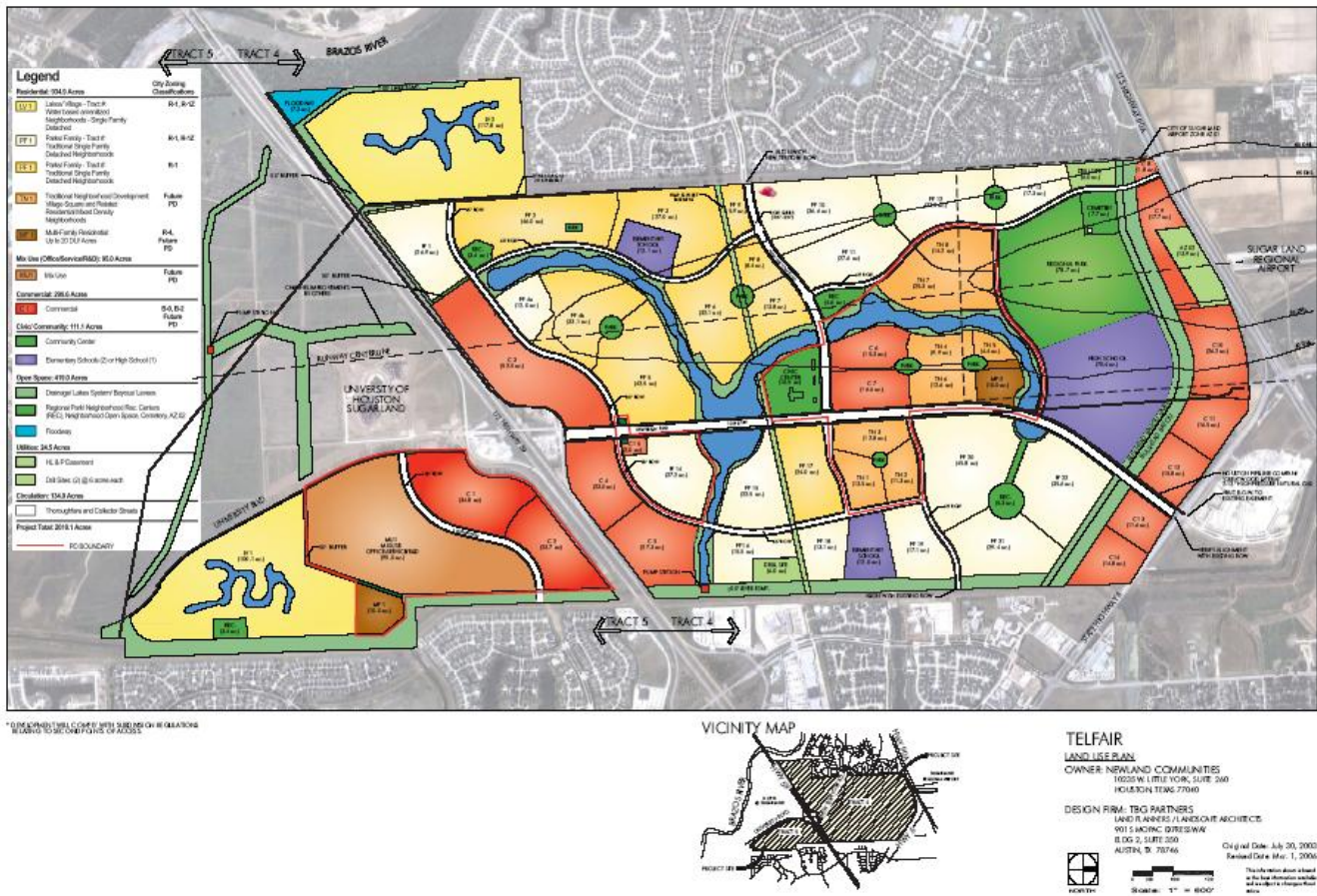


## Key Changes

- **Relocation of the Fire Station site to the North side of New Territory Blvd. and elimination of additional Fire Station site option at University Boulevard**
- **Inclusion of acreage at the northeast intersection of University Blvd. and the future collector into a proposed residential Planned Development (PD) District area, with commercial portion**
- **Minor adjustments to other cell locations and acreage**

<b>Land Use (12/2004)</b>	<b>Acres</b>
<b>Residential</b>	<b>934.9</b>
<b>Mix Use (Office/Service/R&amp;D)</b>	<b>95.0</b>
<b>Commercial</b>	<b>299.6</b>
<b>Civic/Community</b>	<b>111.1</b>
<b>Open Space</b>	<b>419.0</b>
<b>Utilities</b>	<b>24.5</b>
<b>Circulation</b>	<b>134.0</b>
<b>Project Total</b>	<b>2,018.1</b>

**Telfair General Plan - Amendment No. 2: Approved April 4, 2006**



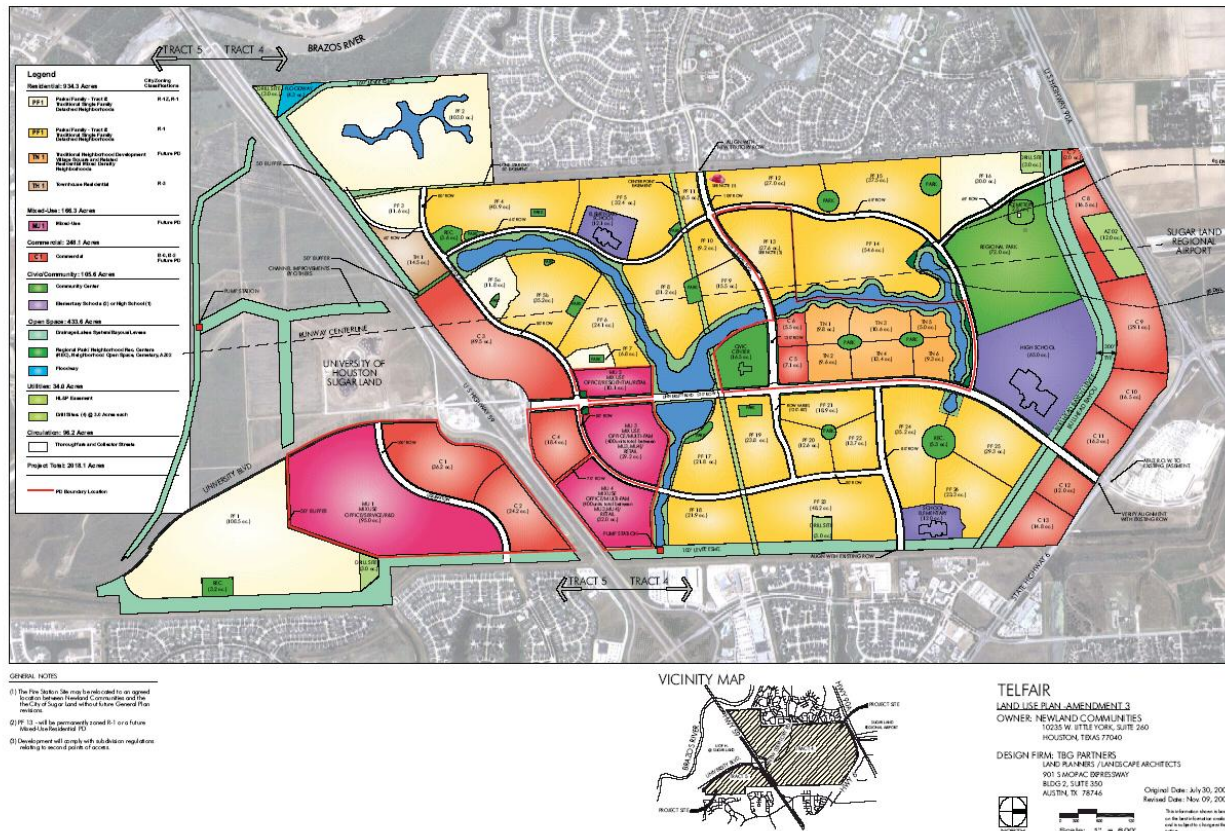
## Key Changes

- **Adjustment to Street Pattern at eastern quadrant of Telfair (Tract 4) adjacent to Sec. 11**
- **Provision for R-1Z (Zero-Lot Line Residential) option for Telfair Section 28**
- **Minor adjustments to other cell locations and acreage**

<b>Land Use (4/2006)</b>	<b>Acres</b>
<b>Residential</b>	<b>934.9</b>
<b>Mix Use (Office/Service/R&amp;D)</b>	<b>95.0</b>
<b>Commercial</b>	<b>299.6</b>
<b>Civic/Community</b>	<b>111.1</b>
<b>Open Space</b>	<b>419.0</b>
<b>Utilities</b>	<b>24.5</b>
<b>Circulation</b>	<b>134.0</b>
<b>Project Total</b>	<b>2,018.1</b>



## Telfair General Plan - Amendment No. 3: Approved December 19, 2006



### Key Changes

- Removal of the residential Planned Development (PD) at the northeast intersection of US Highway 59 and University Boulevard
- Reduction of future commercial acreage at University and New Territory Boulevards from 32 to 12.6 acres
- Introduction of a mixed use concept for the area north of the future Madison Avenue and existing Telfair Avenue on both sides of University Boulevard and the eastern-most commercial tract along US Highway 59 (total of 74.8 acres). The concept is to expand the commercial uses in that to be mixed with multi-family residential. The previous multi-family residential sites (maximum of 200 units on each 10 acre site) on Tracts 4 and 5 would be removed from the previous locations, consolidated and distributed within the mixed use concept in the new 74.8 PD area (maximum of 400 units).
- Introduction of a Townhome land use classification (14.5 acres) to be located between Telfair Avenue and US Highway 59
- Clarification of intent for future potential R-1Z (zero lot single family) to be limited to the PF 1, 2, 3, 5, 7, and 16 areas
- Reduction in acreage for Traditional Neighborhood Development (TND) above New Territory Boulevard
- Reconfiguration of collector streets in northwest quadrant of Telfair (Tract 4) above New Territory Blvd.

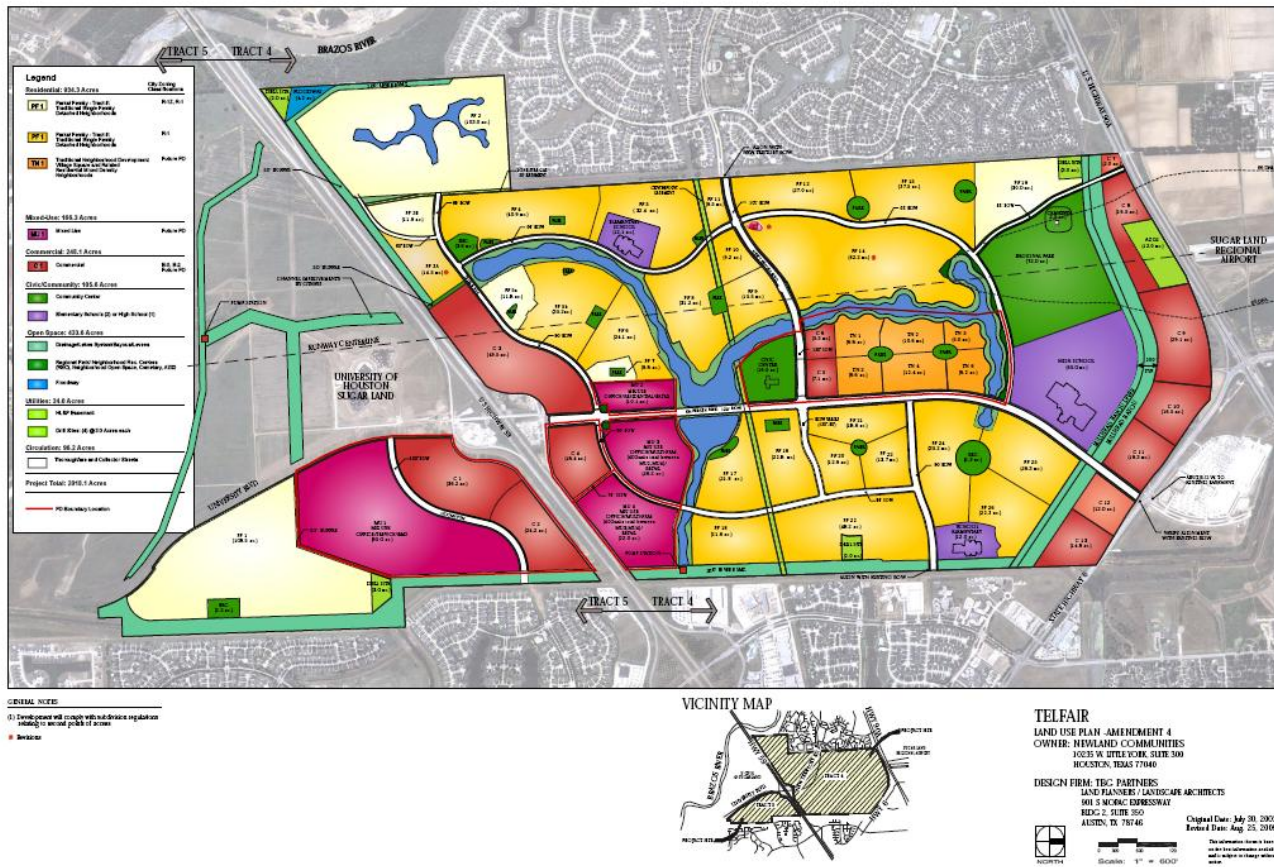
### **Key Changes (continued)**

- One road connection through the commercial areas to US Highway 59 and a residential collector shown between the PF 3 area and the Townhome section
- Redistribution of the minimum required acreage devoted to State-owned petroleum drill sites from two 6 acre sites to four 3 acres sites
- Minor adjustments to acreage within other land use cells

<b>Land Use (12/2006)</b>	<b>Acres</b>
<b>Residential</b>	<b>934.3</b>
<b>Mix Use (Office/Service/R&amp;D)</b>	<b>166.3</b>
<b>Commercial</b>	<b>248.1</b>
<b>Civic/Community</b>	<b>105.6</b>
<b>Open Space</b>	<b>433.6</b>
<b>Utilities</b>	<b>34.0</b>
<b>Circulation</b>	<b>96.2</b>
<b>Project Total</b>	<b>2,018.1</b>



## Telfair General Plan - Amendment No. 4: Approved November 17, 2009



### Key Changes

- Revision of proposed Fire Station No. 7 location
- Removal of PD Boundary for Single-Family Residential for approx. 28 acres
- Replacement of Townhome Development with Single-Family Residential for approx. 15 acres

Land Use (11/2009)	Acres
Residential	934.3
Mix Use (Office/Service/R&D)	166.3
Commercial	248.1
Civic/Community	105.6
Open Space	433.6
Utilities	34.0
Circulation	96.2
<b>Project Total</b>	<b>2,018.1</b>

## 2). Comparison of lot yield

The number of lots proposed in the Telfair Central Residential PD layout totals 195; an approximate density of 3.36 units/acre. The PD is proposing varying lot widths (minimum 50 feet) and depths (minimum 90 feet). The Standards Single-Family Residential (R-1) minimums are 60 feet for lot widths (70 feet for corner lots) and 110 feet for lot depth. For a development scenario under the R-1 regulations, if all of the lots were at least 60 feet wide, corner lots are 70' wide and the lot depths were 125 feet, the lot yield would be 202 lots; an approximate density of 3.53 units/acre. A graphic has been provided to better illustrate a typical layout. If the lot depth were to change to 120 feet or even 110 feet (the R-1 minimum), the plan could potentially yield a few more lots.



The PD is proposing an increased amount of open and recreation space which is not required by the R-1 regulations and is proposed to be an added benefit in this PD.

Of the existing areas in Telfair that have been zoned and platted as R-1, the average density is 2.53 units/acre. The majority of the areas in Telfair have not developed to the minimum standards for R-1 but have developed with larger lots.

### 3) Details on the proposed Community Green site

The applicant has provided additional information on the proposed Community Green site called out on the overall layout plan. The size of the community green is approximately 1.46 acres.



Telfair Central Residentail (TND)

T.B.G.

### 4) Review the cross-section of Street Type A

The City of Sugar Land design standards defines a local roadway (L2U) with a width of 27 ft (face to face) and two lanes of traffic. In addition, the design standards defines a residential collector (C2U) with a width of 36 ft (face to face) and two lanes of traffic. Therefore, the lane width for a local roadway, as defined by our design standards is 13.5 ft in width and the lane width for a residential collector is 18 ft in width. The proposed Telfair Central Residential District is proposing a lane width of 15 ft. Staff can support the 15 ft wide drive since the additional 1.5 ft would allow an area for collision avoidance, better maneuverability for their fire apparatus; as well as, allow for cars parked in the parallel parking stalls to enter and exit their vehicles in a safer manner.



##### 5) Plan view of the street cross-section for Street Type A and the main entrance

The applicant has provided a graphic for the street cross-section for Street Type A; the main entrance street. The plan view provides more details on the layout of on-street parallel parking and planting islands along the street.



Entry Boulevard Detail



## **ANALYSIS OF PD ZONING REQUEST:**

### **GENERAL SITE INFORMATION:**

<b>Compliance with Comprehensive Plan</b>	<b>This proposal is not in conflict with the Comprehensive Plan.</b>
<b>Compliance with General Plan</b>	<b>Telfair General Plan Amend. No. 4 indicates PD for this section.</b>
<b>Subject Property</b>	<b>Interim Standard Single Family Residential (R-1)</b>
<b>Surrounding Zoning</b>	<b>North: Interim Standard Single-Family Residential (R-1) South: Interim Standard Single-Family Residential (R-1), Commercial PD Zoning Requested East: Standard Single-Family Residential (R-1) West: Standard Single-Family Residential (R-1)</b>
<b>Surrounding Land Use</b>	<b>North: Undeveloped South: Undeveloped East: Developing Single-Family Residential West: Developing Single-Family Residential</b>

### **COMPREHENSIVE/LAND USE PLAN APPLICATION:**

The Telfair General Plan Amendment No. 4 (approved in November 2009) indicates that the Telfair Central Residential property would be a part of an area which was intended to be a traditional neighborhood development (village square and related residential mixed density neighborhoods). The proposal for the Telfair Central Residential PD is in character with the intent of the General Plan.

### **PLANNED DEVELOPMENT (PD) DISTRICT INTENT AND MINIMUM SIZE:**

Development Code, Chapter Two, Article II, Sec. 2-172. Intent.

“The planned development district allows for a development containing uses or a combination of uses in a design that would not otherwise comply with the regulations of the primary zoning districts, but does provide an overall design, increased Open Space, or other features or amenities that results in a superior development or offer special benefits to the community. A planned development district may not be used for the primary purpose of avoiding the zoning regulations applicable to the primary zoning districts.”

*The applicant has indicated that the project is a superior development because of the diversity of housing it provides as well as the direct connection and support to the central commercial district. In addition to providing a variety of living options, the district proposes recreational opportunities in the pedestrian mews, community green, and green spaces throughout the planned area. The applicant will have additional opportunities to discuss special benefits to the community at the public hearings.*

**Chapter Two, Article II, Sec. 2-173. Minimum Size.**

**“A district containing only Residential Uses will not be created unless it contains at least 10 acres. A district containing both Residential and Nonresidential Uses will not be created unless it contains at least 25 acres of land. The Commission may recommend approval of and the Council may approve a district with less land than specified in this section, if the developer clearly demonstrates that a smaller district would achieve the intent of the district.”**

*The total acreage for this proposed Residential PD is approximately 58 acres and therefore meets the minimum size requirements.*

**COMPARISION OF PD DISTRICT AND R-1 DISTRICT REQUIREMENTS:**

**Lot Development Regulations:**

	<b>R-1</b>	<b>PD</b>
<i>Minimum lot area</i>	<b>6,600 square feet</b>	<b>6,000 square feet</b>
<i>Minimum lot width</i> (a) for interior lot (b) for corner lot	(a) 60 feet (b) 70 feet	(a) 50 feet (b) 60 feet
<i>Minimum lot depth</i>	<b>110 feet</b>	<b>90 feet, 120 feet for at least 50% of lots</b>
<i>Maximum lot coverage</i>	<b>40%</b>	<b>65%</b>
<i>Minimum building setbacks</i> Front yard	25 feet	(1) 5 feet fronting a mews (2) 10 feet fronting a public street, with rear yard adjacent to an alley, fire lane or shared/common driveway (3) 15 feet fronting a public street with no rear lot access (4) 20 feet for a garage if the garage's main driveway door faces the street (5) 5 feet greater for the garage portion than the occupied portion of the building
Side yard	5 feet	5 feet
Street side yard	20 feet	10 feet
Rear yard	15 feet	(1) 7 feet (2) 20 feet for a garage if the garage's main driveway door faces an alley, fire lane or shared/common driveway (b) Rear yard, adjacent to alley, fire lane or shared/common driveway: 5 feet

**Additional lot development requirements proposed in the PD include:**

- a requirement that at least 50% of all lots within the PD have a minimum lot width of 60 feet
- 35% of all residential structures will include a porch

**Open Space:**

**PD District-**

Includes a definition of “open space” that does not allow buildings, parking lots, driveways, improved pedestrian areas, or other impermeable surfaces to count, and requires an overall 15% minimum for the acreage. This type of open space is where open space is essentially “green space” in a development.

**R-1 District-**

Development Code defines open space as any area not covered by building footprint; impermeable surfaces such as driveways and sidewalks can count as open space

**Landscape and Pedestrian Circulation:**

**PD District-**

The PD District is proposing that the Shade trees required per Section 3-4 (Residential Front Yard Landscaping Requirements) of the Development Code may be located within public street right-of-way or common open space. In addition to shade trees required per Section 3-4 of the Development Code, one shade tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot depth or portion thereof and may be located within public street right-of-way.

The PD also requires a minimum 6 foot sidewalk along University Boulevard and for trail connections. The PD proposal also includes an approved plant for landscaping within the district.

**Residential Landscaping Requirements-**

For any premises located in a Residential District, the premises must have one shade Tree located within 15 feet of the Front Lot Line for each 50 feet of Lot Width or portion thereof, measured along the Front Lot Line. Trees may be clustered or spaced linearly and need not be placed evenly at 50 foot intervals. For premises developed for Single-Family or Two-Family Dwellings, one additional Tree must be planted in the Front Yard of the premises for each Dwelling Unit. The Development Code does not require trees to be provided in the portion of the lot along the street-side.

The Development Code minimum standard for sidewalks within the City is 5 feet. Additionally, the Development Code only contains a preferred plantings list and landscaping in the City is not restricted to the trees and shrubs found on the list.

**Building Materials Standards:**

**PD District-**

The proposed PD regulations include minimum building finish and materials requirements. The district regulations also provide a list of materials which will not be allowed on exterior walls of a residential building.

**R-1 District-**

The Development Code does not contain minimum building finish standards for residential uses.

## **P&Z COMMISSION WORKSHOP**

On August 26, 2010, Planning and Zoning Commission held a workshop to receive an overview of Development Plans for three areas within the Telfair Development – a Final Development Plan for Telfair Central Residential Planned Development, a General Development Plan for the Telfair Central Commercial Planned Development, and a General Plan for the Telfair Center Lakefront Planned Development. The intent of the workshop was to allow the applicant to present information regarding the proposed Planned Development (PD) rezonings, and to receive input from the Commission on the proposals. Overall the feedback was positive regarding the proposed Telfair Central Residential PD. The Commission did ask if there are existing developments that are similar that they could use a frame of reference. The applicant provided two developments that are similar in intent to the proposed Residential PD. 1) Lakeland Heights at Bridgeland located in Northwest Houston (<http://www.bridgeland.com/communities/lakeland-heights>) and 2) West Haven located in Franklin, Tennessee (<http://www.westhaventn.com/>). While both of these are larger master planned developments, there are individual components that are similar to the goal of the Telfair Central Residential PD.

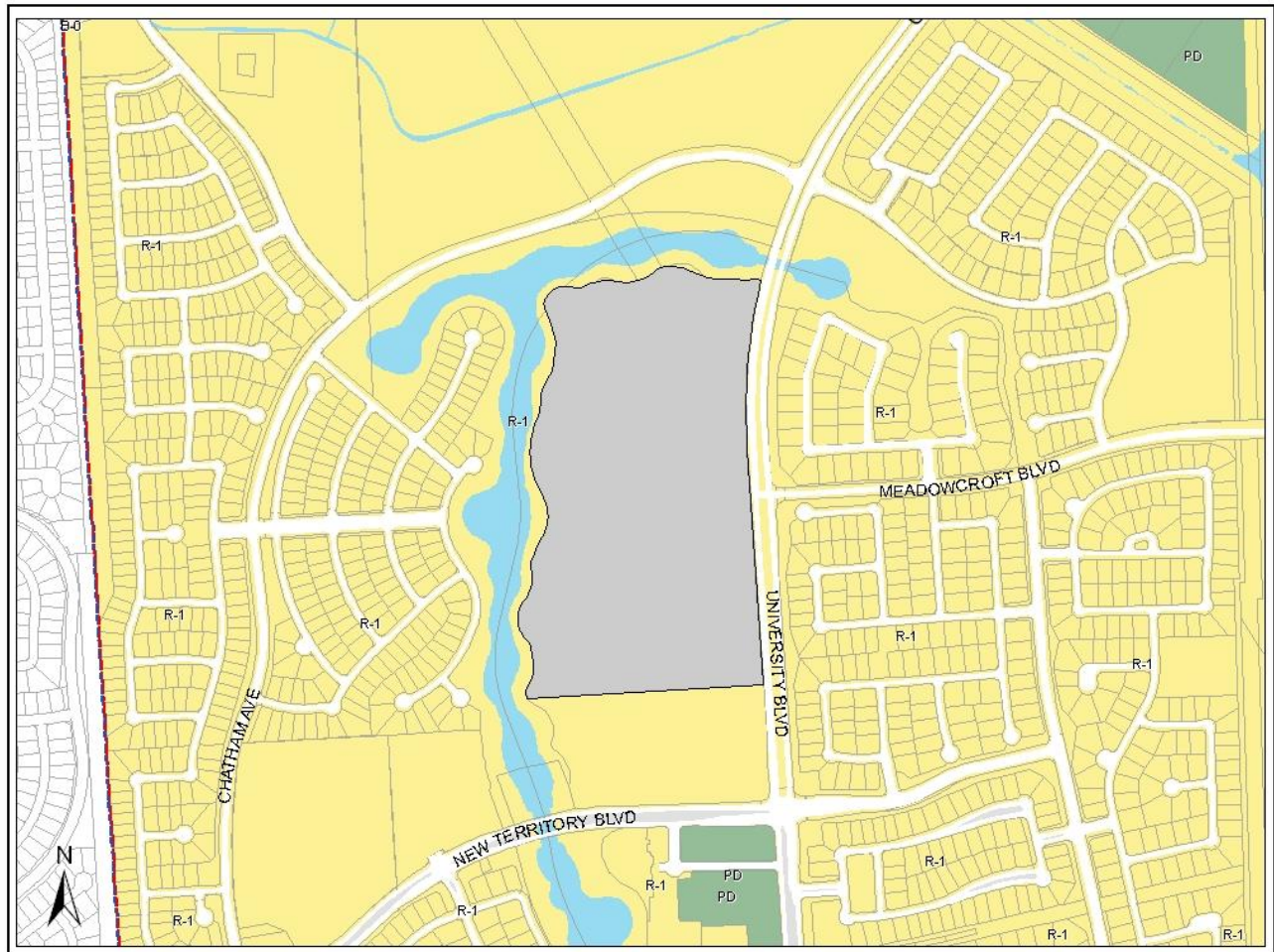
### **KEY POINTS FOR CONSIDERATION:**

The following is provided for Commission consideration:

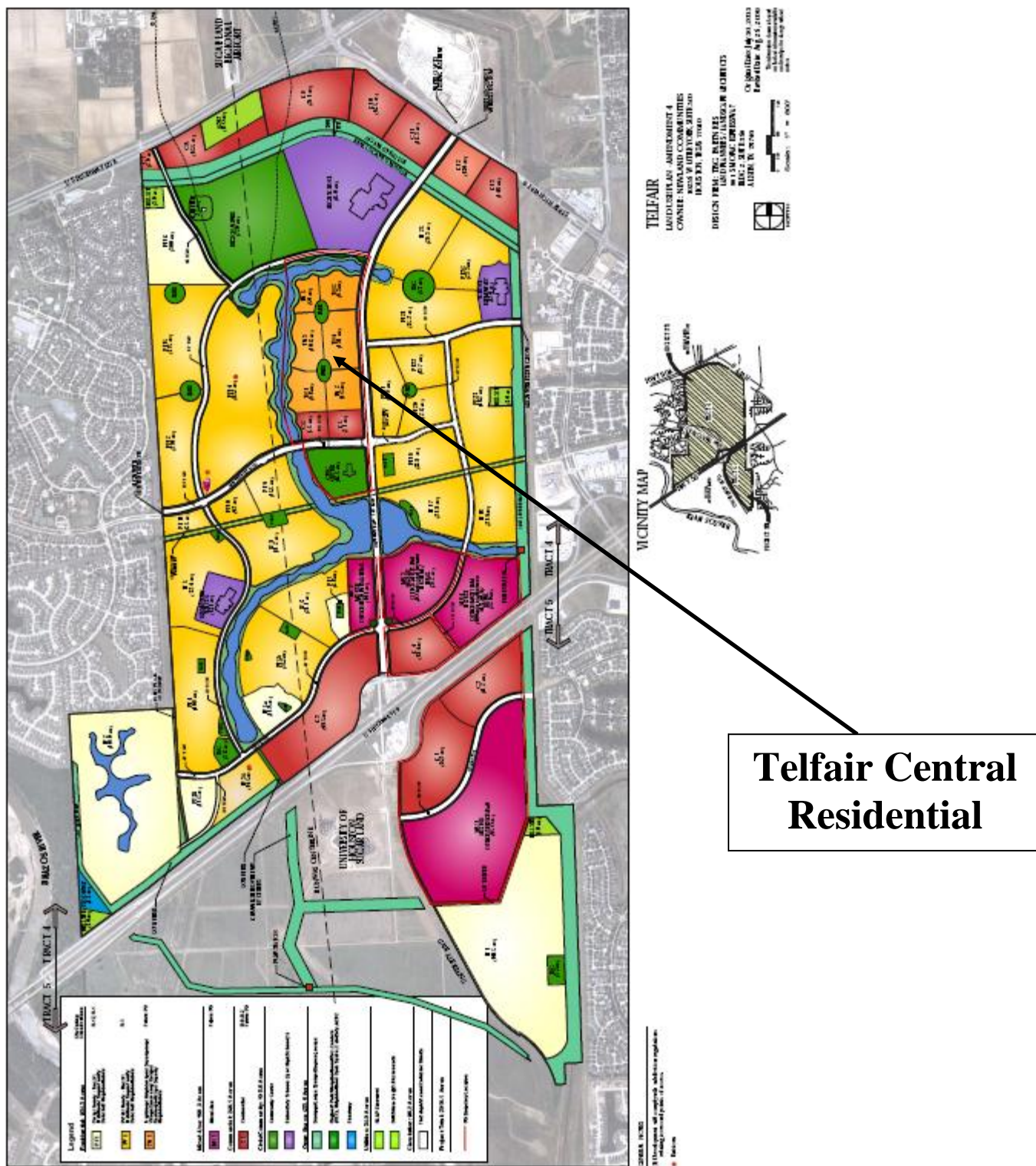
- The 57.086-acre request is not in conflict with PD District size criteria under Chapter 2, Art. II of the Development and appears to meet the intent of the PD district
- Telfair General Plan provides for PD District zoning for this site.
- PD process will provide certainty for site layout of residential and the interaction with the proposed adjacent commercial PD to the south



## Vicinity Map: Proposed Telfair Central Residential PD District



Approved Telfair General Plan (Amendment No. 4, Approved November 2009):



## Proposed Final Development Plan (Draft)

### EXHIBIT B

#### FINAL DEVELOPMENT PLAN For TELFAIR CENTRAL RESIDENTIAL

##### A. General Provisions, Definitions, and Exhibits.

1. In accordance with Section 2-176, the planned development must be constructed, developed, and maintained in accordance with this Final Development Plan.
2. Unless otherwise stated herein, the current requirements of the R-1 zoning district shall apply.
3. Except as otherwise provided for in this Final Development Plan, the words used in this plan have the same meaning established by the Development Code. In this ordinance:

*Build-To Line* means a line with which the exterior wall of the building on a lot is required to coincide. Minor deviations from the build-to line are permitted for such architectural features as recesses, niches, ornamental projections, entrance bays, or other articulations of the façade.

*Development Code* means the Sugar Land Development Code, as amended.

*Mews* means designated parkland or open space within the PD that has frontage on a public street and provides paved pedestrian access from the street to adjoining lots.

*Open Space* means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.

*PD* means the planned development district created by this ordinance.

*Porch* means the front entrance to a residential building, at least partly covered, that is constructed integral with the building.

*Shared/Common Driveway* means a privately owned and maintained vehicular access way that provides access from a public street to one or more single-family residential lots.

4. Exhibits. The following exhibits are attached to and made part of the Final Development Plan for the PD:

Exhibit B-1:	<i>Overall Site Layout Plan</i>
Exhibit B-2:	<i>Lot configurations</i>
Exhibit B-3:	<i>Front Setbacks Plan</i>
Exhibit B-4:	<i>Street Hierarchy Plan</i>
Exhibit B-5:	<i>Street, Alley, Fire Lane &amp; Shared/Common Driveway Cross-Sections</i>
Exhibit B-6:	<i>Parking Plan</i>
Exhibit B-7:	<i>Landscape, Open Space &amp; Trails Plan</i>
Exhibit B-8:	<i>Plant List</i>

## B. Land Uses.

Listed below are land uses permitted in the PD. All other land uses are prohibited.

<u>Use</u>	<u>SIC Code</u>
Private Household Services	8811
Dwellings – Single Family	99 – Non-classifiable
Parks, Recreation Facilities, Public or Private	99 – Non-classifiable
Residential Sales Office (temporary)	

## C. Lot Development Regulations.

1. Lot orientation and layouts:
  - (a) Per Exhibit B-1, *Overall Site Layout Plan*, lots may front a public street or mews.
  - (b) Lots fronting a mews will have vehicular access via a rear alley or fire lane.
  - (c) Typical lot layouts are shown on Exhibit B-2, *Lot Configurations*
2. Minimum lot area: 6,000 square feet
3. Minimum lot width:
  - (a) 50 feet for interior lot
  - (b) 60 feet for corner lot
  - (c) 60 feet for at least 50% of all lots within the PD
4. Minimum lot depth:
  - (a) 90 feet
  - (b) 120 feet for at least 50% of all lots within the PD
5. Maximum lot coverage: 65%
6. Maximum height of structures: 2½ stories, but no more than 35 feet above ground level
7. Minimum building setbacks from lot lines:
  - (a) Front yard, per exhibit B-3, *Front Setbacks Plan*:
    - (1) 5 foot build-to line, fronting a mews



- (2) 10 feet fronting a public street, with rear yard adjacent to an alley, fire lane or shared/common driveway
  - (3) 15 feet fronting a public street with no rear lot access
  - (4) 20 feet for a garage if the garage's main driveway door faces the street
  - (5) 5 feet greater for the garage portion than the occupied portion of the building
- (b) Side yard: 5 feet
- (c) Street side yard: 10 feet
- (d) Rear yard:
  - (1) 7 feet
  - (2) 5 feet if adjacent to alley, fire lane or shared/common driveway
  - (3) 20 feet for a garage if the garage's main driveway door faces an alley, fire lane or shared/common driveway
- 8. Maximum Front Yard Building Setback from Lot Lines: no more than five feet greater than the minimum required setback.
- 9. Porches:
  - (a) Porches may encroach the front yard setback by a maximum of 5 feet, except where fronting a mews.
  - (b) At least 70 residential structures will include a porch.
  - (c) Minimum Dimensions:
    - (1) 25% of front façade width
    - (2) 8' depth

**D. Streets and Alleys.**

- 1. All public rights-of-way within the PD shall be developed in accordance with Exhibits B-4, *Street Hierarchy Plan* and B-5, *Street, Alley & Fire Lane Cross-Sections*.
- 2. Street "A", as shown on Exhibit B-4, *Street Hierarchy Plan*, shall have a minimum 100 foot median length in order to provide full access to intersecting alleys.
- 3. The minimum block length shall be 210 feet in order to provide a more pedestrian friendly neighborhood.
- 4. A shared/common driveway, either side of and parallel to Street "A", as shown on Exhibit B-4, *Street Hierarchy Plan*, will be less than 200 feet in length and serve no more than 8 lots.
- 5. Overhead power/utility lines are prohibited in the alleys, shared/common driveways, and firelanes.
- 6. A round-a-bout will be constructed at the southern entrance to the neighborhood with the intent to help buffer the residential lots from the mixed use development. The round-a-bout will include landscape features around the perimeter of the round-a-bout and the center island.

**E. Parking Regulations.**

1. Designated parking lanes for parallel parking will be provided along Streets "A" and "E" as shown on Exhibit B-6, *Parking Plan*.
2. On-street parallel parking will be prohibited along one or both sides of specific streets as indicated on Exhibit B-6, *Parking Plan*.
3. Parking will be prohibited along designated alleys, shared/common driveways, and fire lanes as shown on Exhibit B-6, *Parking Plan*.

**F. Landscape, Open Space, and Trails Regulations.**

1. Minimum widths for landscape buffers, continuous along:
  - (a) University Boulevard: 20 feet
  - (b) North side of Street "B" adjoining commercial zoning to south: 10 feet
2. Minimum 15% open space to be distributed approximately as shown on Exhibit B-7, *Landscape, Open Space & Trails Plan*.
3. Shade trees required per Section 3-4 (Residential Front Yard Landscaping Requirements) of the Development Code may be located within public street right-of-way or common open space.
4. In addition to shade trees required per Section 3-4 of the Development Code, one shade tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot depth or portion thereof and may be located within public street right-of-way.
5. Street trees within medians shall be provided at one tree per 30 linear feet of median or portion thereof.
6. Approved plant materials are shown in Exhibit B-8, *Plant List*
7. Mews Development Regulations:
  - (a) Minimum setbacks from lot lines and rights-of-way:
    - (1) 10 feet for buildings
    - (2) 1 foot for landscape architectural features such as a trellis
  - (b) Maximum height of structures: 1 story, but no more than 15 feet above ground level.
8. Sidewalks/Trails:
  - (a) Minimum 6 foot width along University Boulevard
  - (b) Minimum 5 foot width within mews
  - (c) Minimum 6 foot width for connections to Telfair Lake trail as shown on Exhibit B-7, *Landscape, Open Space & Trails Plan*.

- (d) Minimum 5 foot wide sidewalks along both sides of all public streets as shown on street cross-sections, Exhibit 6.
- 9. Any lighting used to illuminate sidewalks, trails, landscape buffers or parks and recreation areas must be arranged, located, or screen to direct light away from any nearby lot used for residential use.

**G. Building Materials Standards.**

- 1. For each residential building in the PD, at least 50% of the area of each exterior wall must be constructed of masonry, glass, or fiber cement siding. In this ordinance, masonry also includes cementitious stucco.
- 2. The following construction materials shall not be used on the exterior wall of a residential building:
  - (a) Vinyl siding, wood fiber hardboard siding oriented strand board siding, plastic, or fiberglass panels.
  - (b) Smooth or untextured concrete surfaces.
  - (c) Exterior Insulated Finish Systems (E.I.F.S.)
  - (d) Galvanized, aluminum coated, zinc-aluminum coated, or unpainted metal finishes.
- 3. Possible retaining walls, as shown in Exhibit B-5, *Street, Alley, Fire Lane & Shared/Common Driveway Cross-Sections*, shall be less than 2 feet in height and constructed of masonry.

**H. Conflicts and Omissions.**

The provisions of this ordinance regulating development of real property within the PD govern over any conflicting provision of any other City ordinance relating to the PD.

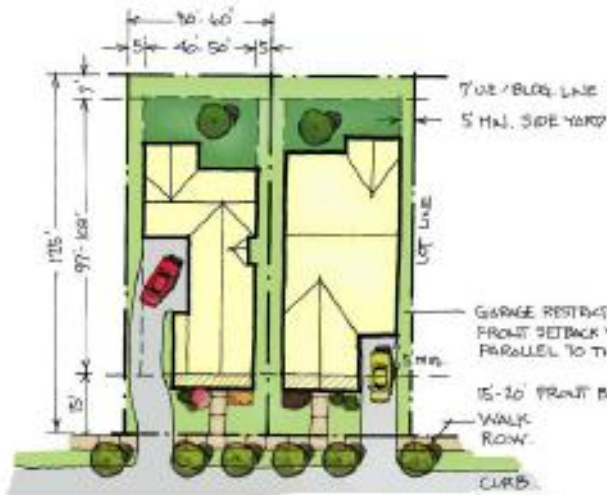
EXHIBIT B-1

OVERALL SITE LAYOUT



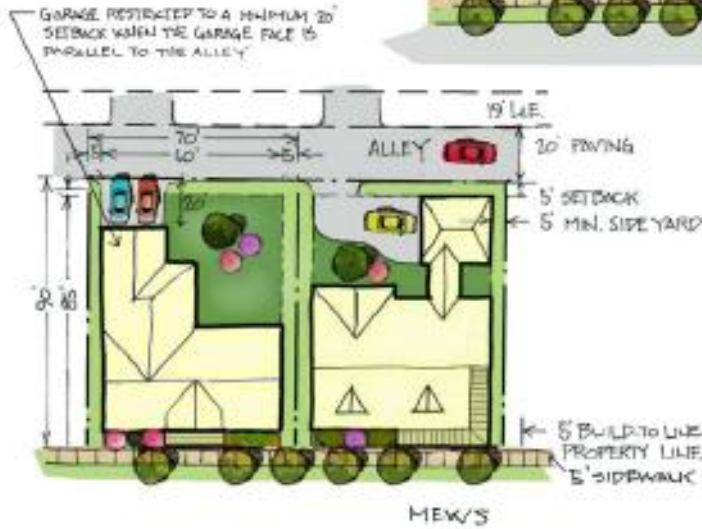
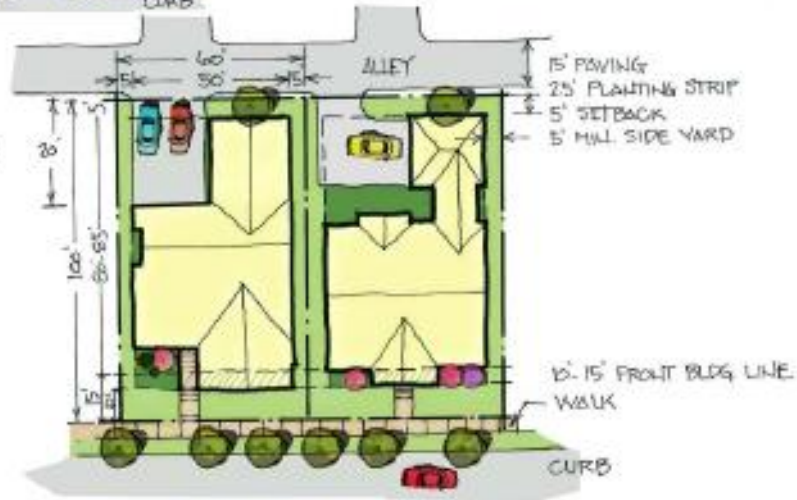
## EXHIBIT B-2

### LOT CONFIGURATIONS



**Traditional Style Lot Configuration**

**Alley-Served Lot Configuration**



**Mews Lot Configuration**



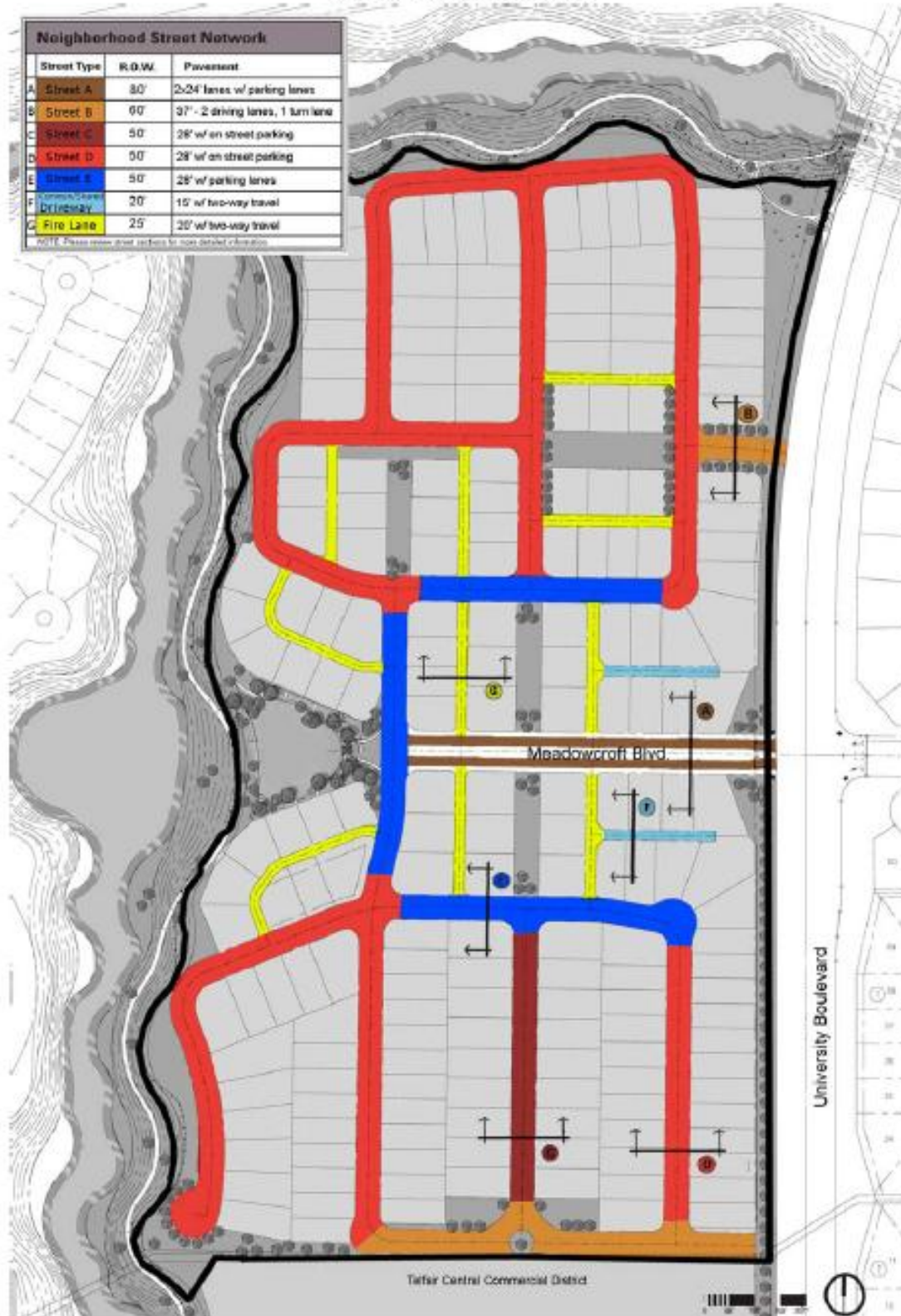
# EXHIBIT B-3

## FRONT SETBACKS PLAN



# EXHIBIT B-4

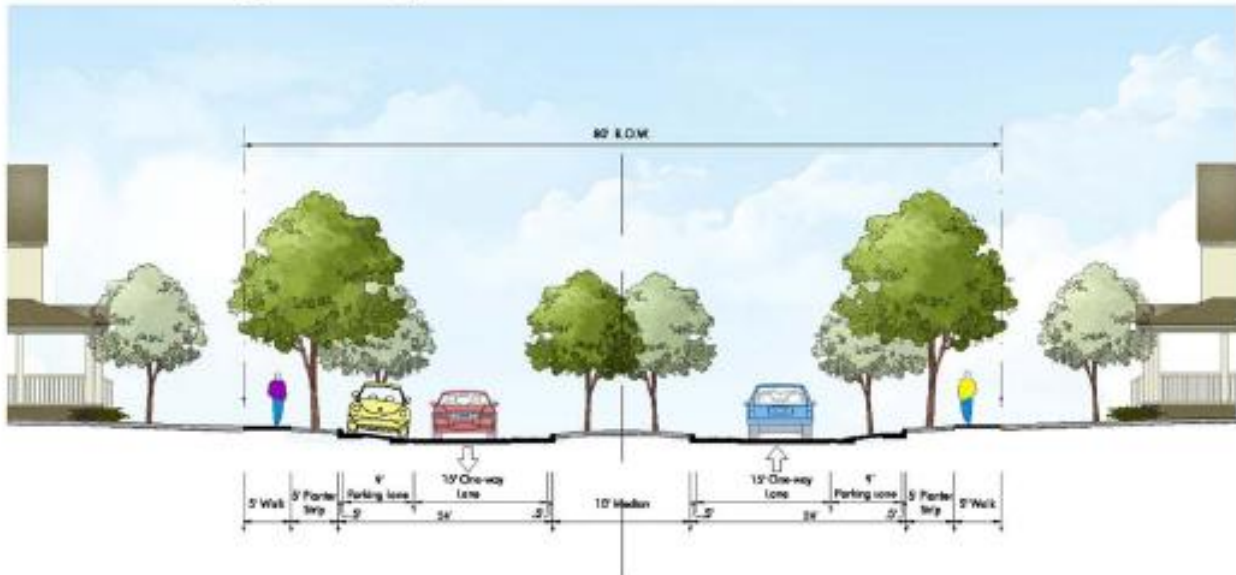
## STREET HIERARCHY PLAN



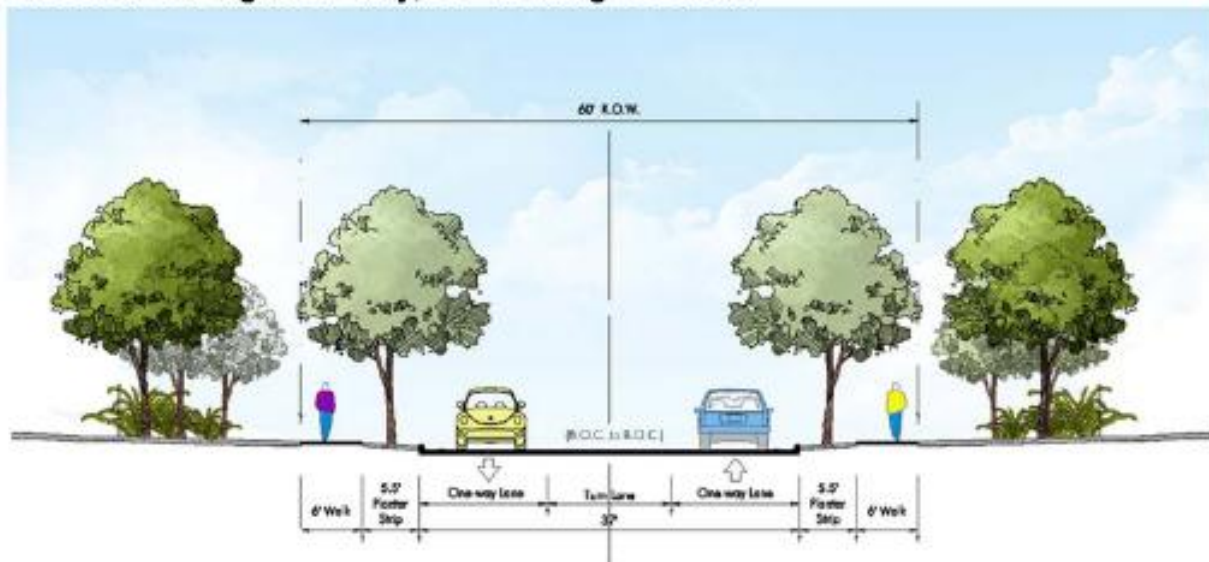
## EXHIBIT B-5

### STREET, ALLEY, FIRELANE & SHARED/Common DRIVEWAY CROSS-SECTIONS

Street A: 80' right-of-way, 2 x 24' Lanes

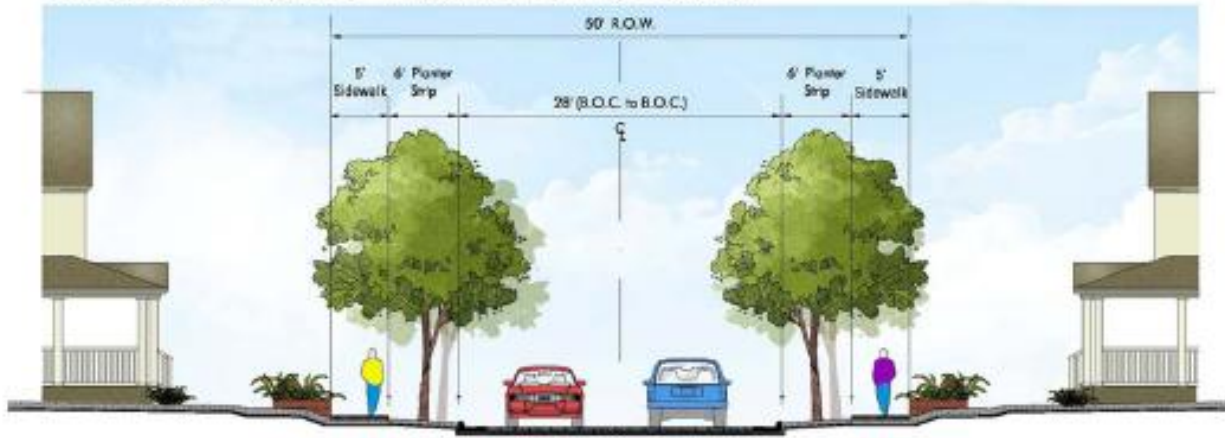


Street B: 60' right-of-way, 37' Paving Section

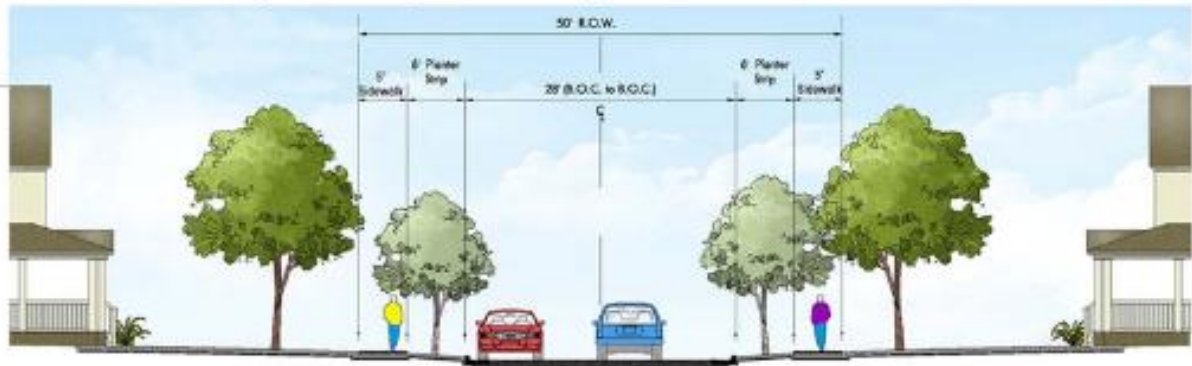




Street C: 50' right-of-way, 28' Paving Section

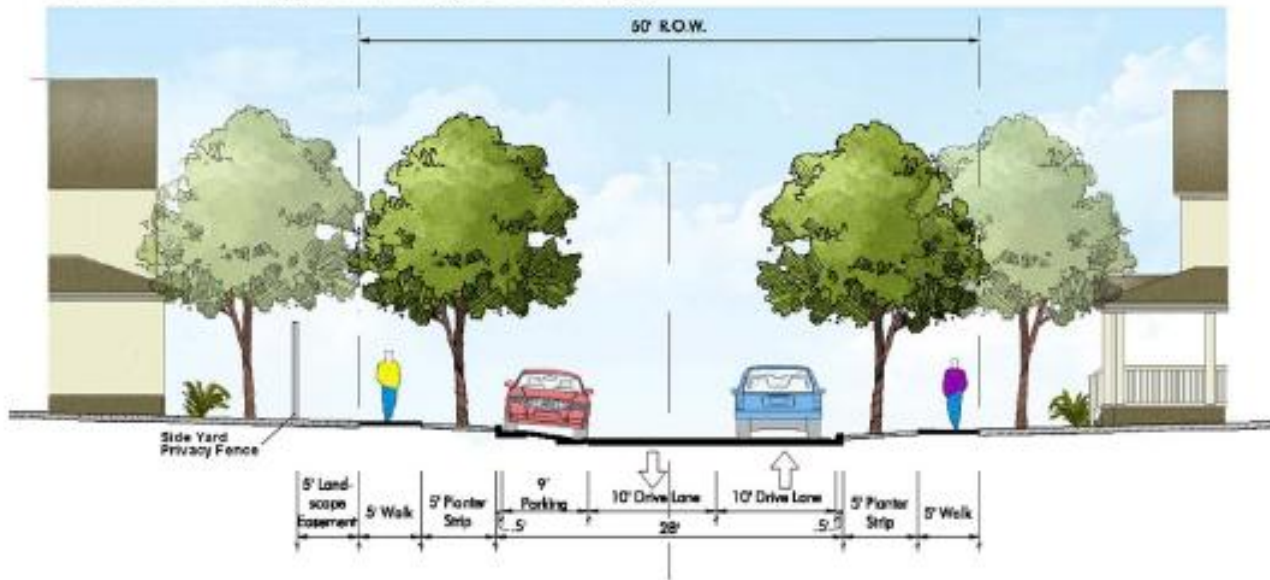


Street D: 50' right-of-way, 28' Paving

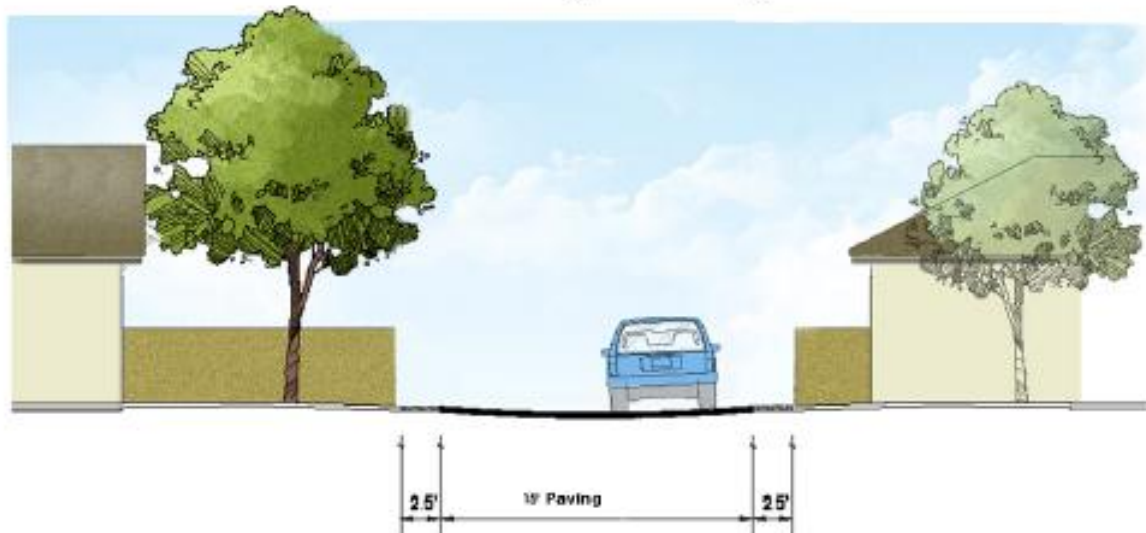




Street E: 50' right-of-way, 28' Paving



Street F: Common/Shared Driveway, 15' Paving



Street G: Fire Lane, 20' Paving

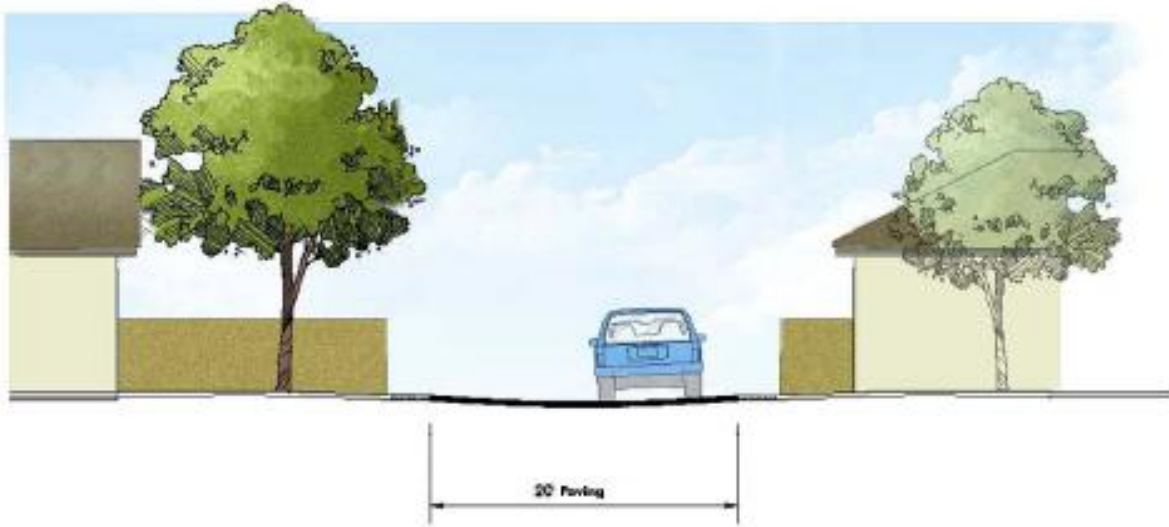


EXHIBIT B-6

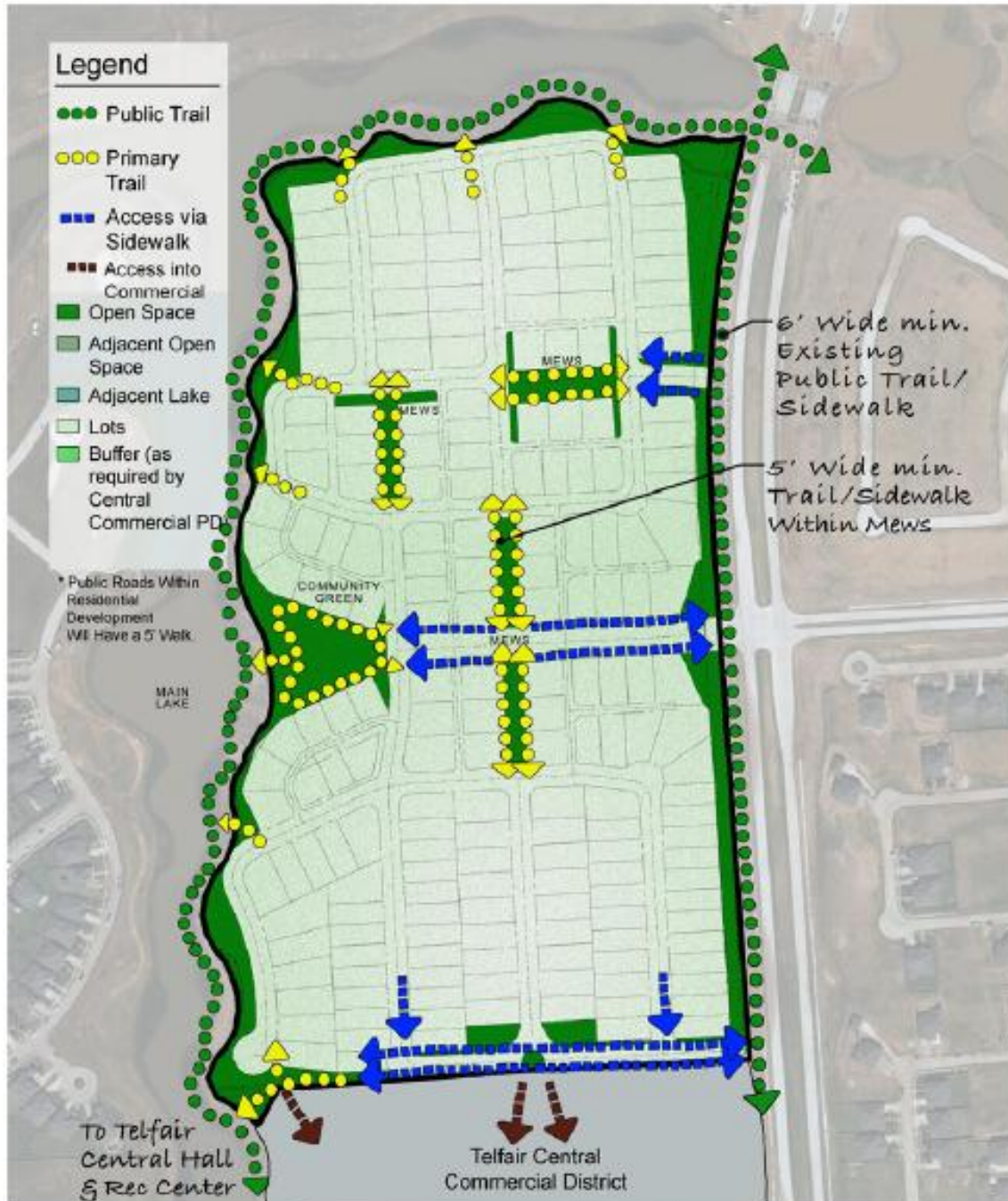
PARKING PLAN





## EXHIBIT B-7

### LANDSCAPE, OPEN SPACE & TRAILS PLAN





## EXHIBIT B-8

### PLANT LIST

The following is a list of plant materials. If the property owner requests plants that are not contained in this list, the Planning Director may approve them if they are determined to be similarly hardy.

#### Shade Trees

Bald Cypress – *Taxodium distichum*  
Bosque Elm – *Ulmus parvifolia* 'Bosque'  
Bur Oak – *Quercus macrocarpa*  
Cedar Elm – *Ulmus crassifolia*  
Drake Elm – *Ulmus parvifolia* 'Drake'  
Live Oak – *Quercus virginiana*  
Shumard Oak – *Quercus shumardii*  
Magnolia – *Magnolia* spp.  
Monterrey Oak – *Quercus polymorpha*  
Pecan – *Carya illinoensis*  
Sweetgum – *Liquidambar styraciflua*  
Water Oak – *Quercus nigra*

#### Ornamental Trees

American Holly – *Ilex opaca*  
Bradford Pear – *Pyrus calleryana* 'Bradford'  
Crape Myrtle – *Lagerstroemia* spp.  
Redbud – *Cercis canadensis*  
Yaupon Holly – *Ilex vomitoria*  
Evergreen Chinese Elm – *Ulmus parvifolia*

#### Shrubs

Azalea – *Rhododendron* spp.  
Abelia – *Abelia x grandiflora*  
Barberry – *Berberis thunbergii* 'atropurpurea'  
Butterfly Iris - *Iris grandiflora*  
Dwarf Wax Myrtle – *Myrica cerifera* var. *pumila*  
Dwarf Pittosporum – *Pittosporum tobira wheeleri*  
Fatsia – *Fatsia japonica*  
Fringe Flower - *Loropetalum chinense*  
Indian Hawthorne - *Raphiolepis indica*  
Muhly Grass - *Muhlenbergia* spp.  
Nandina – *Nandina* spp.  
Oleander – *Oleander* spp.  
Pigmy Date Palm - *Phoenix roebelenii*  
Pindo Palm - *Butia capitata*  
Pittosporum – *Pittosporum tobira*  
Possumhaw – *Ilex decidua*  
Rosemary - *Rosmarinus officinalis*

Sago Palm - *Cycas revoluta*  
Texas Silverleaf Sage - *Leucophyllum* spp.  
Variegated Pittosporum - *Pittosporum tobira* variegata

### **Groundcover & Vines**

Ajuga – *Ajuga reptans*  
Algerian Ivy - *Hedera canariensis*  
Boston Fern - *Nephrolepis exaltata*  
Carolina Jasmine - *Gelsemium sempervirens*  
Chinese Star Jessamine - *Trachelospermum jasminoides*  
Climbing Fig - *Ficus pumila*  
Daylily - *Hemerocallis* spp.  
English Ivy – *Hedera helix*  
Holly Fern - *Cyrtomium falcatum*  
Honeysuckle – *Lonicera* spp.  
Japanese Star Jasmine - *Trachelospermum asiaticum*  
Katie Ruellia - *Ruellia brittoniana* 'Katie'  
Knockout Rose – *Rosa* spp.  
Lamb's Ear - *Stachys byzantina*  
Liriope/Variegated Liriope – *Liriope muscari*/'variegata'  
Monkey Grass - *Ophiopogon japonica*  
New Gold Lantana – *Lantana* spp.  
Society Garlic - *Tulbaghia violacea*  
Trumpet Creeper – *Campsis radicans*  
Wisteria – *Wisteria* spp.  
Wood Fern – *Dryopteris* spp.

### **Annuals & Bulbs**

#### *Spring & Summer*

Amaryllis – *Amaryllis* spp.  
Begonia – *Begonia* spp.  
Daylily – *Hemerocallis* spp.  
Dusty Miller - *Senecio cineraria*  
Impatiens – *Impatiens* spp.  
Lily of the Nile – *Agapanthus* spp.  
Marigold – *Tagetes* spp.  
Periwinkle – *Vinca* spp.  
Petunia – *Petunia* spp.  
Portulaca – *Portulaca* spp.  
Rain Lily - *Zephyranthes grandiflora*  
Salvia – *Salvia* spp.  
Verbena – *Verbena* spp.

#### *Fall & Winter*

Chrysanthemum – *Chrysanthemum* spp.  
Daffodil - *Narcissus* spp.  
Pansy – *Viola* spp.  
Tulip – *Tulipa* spp.



FOR OFFICE USE  
Accounting Code: ZC  
\$1,113.25

**PLANNING DEPARTMENT  
PLANNED DEVELOPMENT (PD) DISTRICT REZONING APPLICATION**

*Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator*

**\*DUE TO DETAILS REQUIRED FOR PD DISTRICT APPLICATIONS, STAFF STRONGLY RECOMMENDS A PRE-DEVELOPMENT MEETING PRIOR TO SUBMITTAL**

**Applicant**

Contact Stan Winter - TBG, Inc.  
Address 3050 Post Oak Boulevard, Suite 1100 Houston, Texas 77056  
Phone 713.439.0027 Fax 713.439.0067 Email stan.winter@tbg-inc.com

**Owner** (Note that owner must also sign form if different than applicant)

Contact Keith Behrens - Newland Communities  
Address 10235 West Little York, Suite 300 Houston, Texas 77040  
Phone 713.575.9000 Fax 713.575.9001 Email kbehrens@newlandcommunities.com

Property Legal Description 57.086 acres located in the Alexander Hodge League, A-32, Fort Bend County, Texas See Attached

Lot N/A Block N/A Subdivision N/A

Current Zoning District to be rezoned to PD Dist. Telfair Central Residential District

or  
If a PD District amendment (provide details) \_\_\_\_\_

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and undersigned is authorized to make this application. **Application expires 6 months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on request.**

☒ See attached signature page

Signature of Applicant (Requires property owners signature if different than owner) \_\_\_\_\_ Date \_\_\_\_\_

**PD District Application Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):**

- ☐ Three (3) copies of the completed application
- ☐ Check for \$1,113.25 per Ord. 1701 (non-refundable)
- ☐ Metes and bounds legal description of the site or county slide number of plat, if recorded
- ☐ Two (2) copies at least 11" x 17" in size of the PD Development Plan, including a vicinity map and north arrow on each copy (color drawings not required)
- ☐ Two (2) copies of a letter stating the applicant's request and addressing issues relating to PD including detailed use list, PD development plan with lots / reserves, traffic circulation, landscaping, and other pertinent information

**Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed App. Oct. 2008**

**Application (Page 2 of 2):**



Telfair - by Newland Communities  
10235 W. Little York, Suite 300  
Houston, Texas 77040

Telephone: 713-575-9000 Fax: 713-575-9001

Signature Page Attachment  
City of Sugar Land Planning Department  
Planned Development (PD) District Rezoning Application  
Telfair Central Residential District  
Dated March 22, 2010

**NNP- Telfair, LP**  
**a Texas limited partnership**

By: NNP-TV Communities, LP  
a Texas limited partnership  
Its: General Partner

By: NNP-TV Management, LLC  
a Delaware limited liability company  
Its: General Partner

By: \_\_\_\_\_

Name: M. Keith Behrens  
Its: Asst. Vice President

Signature Page Attachment